



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:03)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to auction a home located at 8660 Azure Drive and a home and a guesthouse located at 6240 Juliano Road to the highest qualified buyer(s) - Ward 6 (Mack)

Fiscal Impact

X

No Impact**Budget Funds Available****Augmentation Required****Amount:****Dept./Division:****Funding Source:****PURPOSE/BACKGROUND:**

In 2000, staff acquired five homes in this area in anticipation of the Durango "S" Curve road alignment. In preparation for the upcoming road construction, staff will be auctioning the homes acquired and retain the land for road alignment usage. The highest qualified buyer(s) will be required to hold title to vacant land on which to place the home and must have funds to purchase, dismantle, and move the home(s) using licensed contractors. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval of the auction of these properties, and authorization of staff to execute all the additional documents necessary to advertise and conduct the auction.

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, indicated that staff would like authorization to auction two homes and a guest home that are located on the Durango "S" Curve alignment that Right-of-Way purchased. If the properties are not auctioned off, the City will have to pay more in demolition fees. He requested approval to auction off the properties and to enter into sales agreement in the future.

REAL ESTATE COMMITTEE MEETING OF MARCH 17, 2003

Public Works

Item 1 – Discussion and possible action authorizing staff to auction a home located at 8660 Azure Drive and a home and a guesthouse located at 6240 Juliano Road to the highest qualified buyer(s)

MINUTES – Continued:

MR. ROARK further explained that Item 2 involves a sales contract that was entered into due to a previous auction at which the property was auctioned. Item 3 is for the approval of the Bill of Sale for that property, which is needed because there is no title for the property. The buyer is going to cut up the home and remove it from the location. He recommended approval of Items 1, 2, and 3.

AL GALLEGO, citizen of Las Vegas, suggested the City provide a bus shelter to transport people that want to view the homes, especially with the high cost of gasoline. He also recommended that any properties for sale include a parcel number on the agenda item because it would be easier to locate the properties.

COUNCILMAN MACK thanked MR. ROARK for his efforts in the acquisition of properties that might be affected by the “S” Curve.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to sell the home located at 8690 Azure Drive to Albert and Nancy Lewis - for \$23,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

Fiscal Impact

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

No Impact**Budget Funds Available****Augmentation Required****Amount:** \$23,000 less closing costs**Dept./Division:** Public Works/Real Estate**Funding Source:** Road Projects/R-O-W acquisition**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 11/6/02 to sell this home. The Lewis' are the highest qualified buyer offering \$23,000, they hold title to vacant land on which to place the home & also have funds to purchase, dismantle & move the home using a licensed contractor. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record the Bill of Sale (except the Bill of Sale for the Mayor's signature.)

BACKUP DOCUMENTATION:

1. Purchase Agreement for 8690 Azure Drive
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 1 for all related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:07)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOEDKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to Albert and Nancy Lewis in conjunction with their purchase of a City-owned home located at 8690 Azure Drive - Ward 6 (Mack)

Fiscal Impact

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

No Impact

Budget Funds Available

Augmentation Required

Amount:

Dept./Division:

Funding Source:

PURPOSE/BACKGROUND:

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 11/6/02 to sell this home. The Lewis' are the highest qualified buyer(s) offering \$23,000, holding title to vacant land on which to place the home & having funds to purchase, dismantle & move the home using a licensed contractor. The incoming funds (less closing costs) from the sale of this home will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval for the Mayor to execute the Bill of Sale

BACKUP DOCUMENTATION:

1. Bill of Sale
2. Purchase Agreement for 8690 Azure Drive
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 1 for all related discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:03 – 3:07)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-069 located at 1405 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

No Impact**Budget Funds Available****Augmentation Required****Amount:** \$200,000 + closing costs**Dept./Division:** Public Works/Real Estate**Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

The four units are condos near Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in the area are vacant & in disrepair, creating a safety/health problem. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners to be organized, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase these units, along with 41 other individually owned units in an effort to clean & revitalize the area. The intention is to purchase the units for future affordable housing.

RECOMMENDATION:

Staff recommends approval of the purchase of these properties, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK abstained to avoid any potential conflict because his brother, Steven Mack, owns property near the properties involved in Items 4 and 5 that could affect his property value

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, advised that Items 4 and 5 involve condos that the City has been trying to acquire in order to clean up some of the blight in the area. The items include eight units owned by the same proprietor. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF MARCH 17, 2003

Public Works

Item 4 – Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-069 located at 1405 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund

MINUTES – Continued:

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:08)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-068 located at 1409 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund - Ward 1 (M. McDonald)

Fiscal Impact

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

No Impact**Budget Funds Available****Augmentation Required****Amount:** \$200,000 + closing costs**Dept./Division:** Public Works/Real Estate**Funding Source:** SRF (Special Revenue Fund)**PURPOSE/BACKGROUND:**

The four units are condos near Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in the area are vacant & in disrepair, creating a safety/health problem. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners to be organized, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase these units, along with 41 other individually owned units in an effort to clean & revitalize the area. The intention is to purchase the units for future affordable housing.

RECOMMENDATION:

Staff recommends approval of the purchase of these properties, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK abstained to avoid any potential conflict because his brother, Steven Mack, owns property near the properties involved in Items 4 and 5 that could affect his property value

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, was present.

See Item 4 for all related discussion.

REAL ESTATE COMMITTEE MEETING OF MARCH 17, 2003

Public Works

Item 5 - Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Legrand P. and Theresa Leavitt for real property known as Parcel Number 138-25-516-068 located at 1409 Laurelhurst Drive Units 1-4 for \$200,000 plus closing costs - Special Revenue Fund

MINUTES – Continued:

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:08)

1-113

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003**

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Option To Purchase Real Property Agreement for 10 acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley for a senior assisted living project for developer Silver Sky Assisted Living Limited Partnership - Ward 2 (L.B. McDonald)

Fiscal Impact

X

No Impact**Budget Funds Available****Augmentation Required****Amount:****Dept./Division:** Neigh. Svcs./Neigh. Devel.**Funding Source:****PURPOSE/BACKGROUND:**

BLM conveyed this parcel of land to the CLV by legislation for affordable housing development. Through a Request for Application process, the Model Assisted Living Advisory Committee (MALAC) chaired by Assemblywomen Barbara Buckley, this developer was selected to design, build, and manage an assisted living facility to serve low-income seniors. This Option to Purchase is a requirement of the Federal Home Loan Bank application process for a \$550,000 grant for the project.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Option to Purchase Real Property

Submitted at the meeting: aerial map by Faye Johnson

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended Item 6 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, commented that he and DEPUTY CITY ATTORNEY TERESITA PONTICELLO drew up an option-to-purchase agreement with Silver Sky Assisted Living Limited Partnership, which requires that an actual sales agreement come back concerning certain deadlines on construction and deposits. The use of this property was created through legislation sponsored by Senators Harry Reid and John Ensign. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF MARCH 17, 2003

Neighborhood Services

Item 6 – Discussion and possible action regarding an Option To Purchase Real Property Agreement for 10 acres of City of Las Vegas land located in the vicinity of Silver Sky Drive and Roland Wiley for a senior assisted living project for developer Silver Sky Assisted Living Limited Partnership

MINUTES – Continued:

FAYE JOHNSON, Neighborhood Services, presented a rendering of the project, which includes single and two-story buildings with both apartments and condos.

SHARON SEGERBLOM, Director, Neighborhood Services, said that it is a real nice design and it is in partnership with Harrah's Hotel and Casino.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:11)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 17, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None

(3:11)

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THE MEETING ADJOURNED AT 3:11 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 18, 2002